

Harold A. Beam
4200 Woodmount
Detroit, Mich.



WEEKLY BULLETIN

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Vol. 8

DETROIT, MICHIGAN, SEPTEMBER 4th, 1934

No. 36

HOUSE PARTY

In this issue of the Bulletin there appears a detailed program of the Low-Cost Housing and Slum Clearance Conference which will be going on in Detroit at about the time you receive it, that is, September 3, 4 and 5.

Two architects, one English, the other American, and both outstanding, head the list of important visitors from whose experience and wisdom we may freely draw by attendance at the sessions which are open to all interested, at no cost.

Detroit architects as a whole have evinced but little active interest in the subject of the conference although this does not apply so much to the younger men. All are familiar with it in a casual manner by way of reading. We have been accustomed in the past to looking for our architectural commissions from the upper crusts of the business and social worlds and have unconsciously allied ourselves almost solely with those interests, thinking their thoughts, dressing like them, acting like them and eating and drinking very much the same stuff as they do, and simultaneously overlooking about two-thirds of the population.

Architects' Luncheon

32nd Floor, Union Guardian Building
Private Dining Room
Southwest Vista
Tuesday, September 4th, 12:30 p. m.

More recently, voices, spokesmen, for that two-thirds have arisen, some right out of capitalistic cradles and now we are in the midst of a wave of eye and ear opening propaganda that is national in scope. "When 'TIME's' Park Avenue cousin 'FORTUNE' uses half a dozen issues to tell its well-to-do readers about the need for housing for the lower groups and then publishes a book; when engineers design production or fabrication houses by the hundreds; when material producers research and research; with City and Regional Planners come to Glory under the New Deal and are working full blast; with a completely new vocation of Housing Official arisen; and goodness only knows what else come to compete with us, it behooves architects to be vigilant if they are to remain where they think they are.

We hear constantly that changes are taking place but are hardly aware of what they are as applied to our own work. It is always difficult to know when major changes are in progress. Further, the great majority oppose change because they are quite satisfied with things as they are. There will be some for instance who clearly recall that the

only artificial light they knew of as boys was the candle. When coal oil or kerosene came into existence it was of course, scoffed at. So was gas. So was that fellow Edison's crazy little glow worm in a glass bottle, emanating 16 candle power, just imagine, the equivalent of 16 candles!

I am sure that this low-cost housing movement is here to stay. Public Works Administrator Ickes just the other day in an address stated that he hoped that the Federal assistance to it would somehow be made a permanent affair. As I see it, one of the changes that is taking place in our architectural work is that there will be fewer and fewer large scale monumental buildings, both public and private. The Treasury Department of the Government has already said so for public buildings. Lack of commissions has already shown it to be the case in private work. Decentralization of cities will further reduce the need for excessively large buildings as there will be less congestion as the years go on.

More and more of our work will be coming from these masses, this two thirds of the population that we have hitherto ignored. Examples already exist of large operations for labor organizations and another, a housing group is now under way in Philadelphia. It is desirable that we know therefore, how these people live, how they think, and all we can about them. In other words it is desirable that we cultivate something of a social turn of mind, even though it hurts. It may turn to good account later on.

Architects can well give thought to how the cost of construction can be reduced. That is the urgent need of the present. Planning of buildings has been given intensive study and the expert planner will no longer tolerate waste spaces or those which are not doing duty most of the time in this class of housing. High efficiency has been reached. But costs are prohibitive or else we are of a mind to give the occupant too much in the way of social amenities or household equipment, with which latter statement I will conclude and leave the readers to fight out the argument that it will cause.

Come to the party if you enjoy verbal pyrotechnics.
G. Frank Cordner

BUILDERS' AND TRADERS' EXCHANGE OF DETROIT

Edwin Kreighoff, President; Mason P. Rumney, Vice-President; Albert F. Pudrith, Treasurer; Edwin J. Brunner, Secretary;
Directors:—Fred Anderson, Albert Beever, Ray Boomer, Claude Filer, Walter Trowell, Edward Schroeder.

439 Penobscot Bldg., Randolph 5500

Edited By E. J. BRUNNER

At Brooklands

Brooklands, the projected scene of our next golf outing is Jess Stoddard's home course. Don't know exactly why he has a home course, because he is certainly a "group minded" golf player and has a



J. O. STODDARD
Vice-President-Treasurer
Detroit Testing Laboratory

lot of gangs like ours on his list to "never miss." Jess is like that. When we bowl, he bowls; when we hold a meeting, he is present; when we go on a picnic, he is always there. Last year for instance, he was in Chicago the two days preceding our picnic, and looking in his date book (Jess would have such a book), he discovered that he would have to make time so he cut his visit short and arrived from the train to the dock.—And of course, he has never missed a smoker.

You have to hand it to that kind of member, and Jess has had it handed to him twice. He was president of the Exchange in 1918 and again in 1927. During 1918 there was probably lots of heck popping, and in 1927 there was plenty too, so far as the Builders' and Traders' was concerned. But to stick to golf, Jess is our most famous ex-president in that respect.

During the past five years since we have kept the new idea in score records and handicaps worked out by Bill Seeley, Jess has an attendance record of 80 per cent, and more than that he has won the big cup three times.

At the Michigan Society of Architects Tournament in May, 1926 Jess won the big cup for the first time it was put into play. With the big cup went a small replica standing about six inches high, which since that time adorns Jess' desk at the Detroit Testing Laboratory. Jess is very proud of that cup and of course was tickled pink when he won the big cup the second time in our October, 1930 tournament and became exuberant as well he

might when he won it again in May, 1933. Three times winner, meant winner become keeper, but in a neat speech he dedicated the cup to the Joint Tournament of the Architects and Builders' and Traders' Exchange, and so it immediately repassed into circulation.

John Gillespie, president of the Peerless Portland Cement Company, through his company presented the cup to the Michigan Society of Architects in '26. At our last outing, August 14, this year, Larry Hume of Peerless won the cup, so at Brooklands we have the interesting coincidence of the cup being brought in by the representative of the original donating company, and being brought to the home course of the only man who has been able to win it three times.

And so, into the fertile mind of Bill Seeley, our director, permanent golf chairman, weather man without a rainy outing, and general all-around good fellow, who contrary to our last treatise on the Scotch game, has not missed one of our tournaments in the past five years, came the idea of our saluting Jess at our September 11 outing. So O. K. Jess, we are going to do it.

Every member of the architectural profession, and every builder and trader who can play at golf should get out to this September outing, because there is going to be plenty of good golf and afterwards plenty of fun.

Plenty of men said the last outing was the best one we ever have had. Well, the next one is going to be one which it will not pay to miss even if you have to borrow the price from the Federal Housing Corporation.

And in all seriousness, we owe it to Jess to turn out about two hundred strong. Jess would do his one hundred per cent for any other man in the Exchange—so, gentlemen, you see how it is.

Charles Kotting, veteran Detroit architect and former president of the Michigan chapter of the American Institute of Architects, died at his residence, 3000 East Grand Boulevard Thursday.

Mr. Kotting was born in Amsterdam, Holland, 71 years ago and came to Detroit at the age of 23 years. Originally employed by the architectural firm of Mason & Wright, he later became a partner in the firm of Chittenden & Kotting. Poor health caused his retirement five years ago. He was a member of the Detroit Boat Club and several architectural societies.

He leaves his widow, Emma R., and two sons, H. Lester and Richard, and two daughters, Mrs. Ellis Andrews and Mrs. Walter B. Maurice.

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ARCHITECTS' REPORTS

Agree, Charles N., 1140 Book Tower. CA. 9263. Preparing plans on store bldg., Grand River and Oakman Blvd. for the Holden Co. Bids taken week of Sept. 3.

Bennett & Straight, 13526 Michigan Ave., Dearborn, OR. 7750. Contract on Macotta for Virginia Theatre, Hamilton Ave., let to Maul Co. Work starts Sept. 4.

Confer, Earl L., 18970 Grand River. RE. 2714. Res. Rosedale Park, plans completed Aug. 27, Sub. figures being taken.

De Rosiers, Arthur, 1414 Macabees Bldg. CO. 2178. Completing plans on St. Stanislaus Convent, Jackson, Mich. Plans due about Aug. 30th.

Dise, J. Ivan, 2631 Woodward, CA. 4789.—Brossy Bldg. Bids in—no contracts let as yet.

Dise J. Ivan, 2631 Woodward, CA. 4789. Working drawings on Iron Mountain P. O. being prepared.

Donaldson & Meir, 1601 Washington Blvd. Bldg., RA. 1446.—Bids on addition to St. Joseph's Mercy Hospital. Contracts not let yet.

Giffels & Vallet, Engineers, 606 Marquette Bldg., CA. 3353. Preparing plans for steel mill for Ford Motor Co., also building at Newberry Rd., River Rouge.

Harley & Ellington, 1507 Stroh Bldg., RA. 9030.—Stroh Brewing Co. 5 story fire proof structural steel and masonry stock house. 2 basements, glass enamel steel tanks, refrigeration and insulation. Size 120'x100'. Bids later.

Herman, Aloys Frank, 710 Owen Bldg., RA. 8788.—St. Joseph's Church, Tiffin, Ohio. Seats 900. All contracts placed with Tiffin, Ohio firms. Bids due Sept. 10.

Herman, Aloys, Frank, 710 Owen Bldg., RA. 877. Preparing sketches for Manresa Retreat, Bloomfield Hills.

Kahn, Albert, Inc., MA. 7200.—Preparing plans for Detroit Parcel Post Bldg., ready later.

Same.—Bids on addition to mezzanine for Peoples Outfitting Co.—no contracts let as yet.

Krecki Norman, 1490 Holden, MA 2980. Garage for Arctic Products Co., 90x120. No contracts let as yet.

Lane-Davenport, Inc., 609 Donovan Bldg., CH. 6747.—Galein High School. 2 story brick, stone, steel construction. 120 x 95. 12 rooms, auditorium and gymnasium. Ell shaped building. Plans ready Oct. 1.

Lane Davenport, Inc., 609 Donovan Bldg., CH. 6747. Sketches for Chesaning High School Addition, Chesaning, Michigan. Ready Sept. 15.

Sketches for Stoner School, Lansing, Michigan.

Phelps, Charles L., 829 Detroit Savings Bank Bldg., CA. 0306.—Alterations to Detroit Savings Bank Branch Office at Woodward and Brady. Sibe 26' x 115'. 3 stories. Stone, steel, reinforced concrete, floor slabs, brick, hollow tile, steel and marble. Bids closed.

Rossetti, Louis, 606 Marquette Bldg., CA. 3353.—Residence 42 x 32, two story and basement, 7 room. Electric refrigeration, electric stoves, air conditioning heating plant. Owner taking bids by invitation only.

Schley, Cyril, CA. 8499, 1123 Lafayette Bldg. Plans completed for Federal Screw Works, Martin South of Michigan.

Schley, Cyril, 1123 Lafayette Bldg., CA. 8499. Sub-contracts on Federal Steel Co. Masonry—Gallagher Constr. Co. Structural steel and corrugated siding and roofing—Mahon Co.; glass—Cadillac Glass Co. Plumbing. Bruce Wigle, windows, Trus-con Steel Co.; skylights, H. Robertson.

Stahl & Co., 628 McKerchey Bldg., CA. 5818. Alteration and addition to Delray General Hospital,

Gen'l Con. let to Thos. Z. Humphries. Fire proof stairway.

Tilds, Paul, 602 Hoffman Bldg., CA 2610. Prep. sketches for brewery, 135,000 bbls. per yr.

Wetzel, B. C. & Co., 2317 Dime Bank Bldg., CA. 4941. Preparing plans for store alteration, Michigan and 14th.

Wright, D. Allen, 133 West Grand Blvd., LA. 4572.—Residence in Bloomfield Hills, U shaped. Size 110' x 50'. Solid masonry, all partitions masonry, all floors reinforced concrete, tile roof, electric refrigeration, electric stove and air conditioned heating system. Preparing plans.

NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS

Office of the Secretary, Chicago, Illinois

August 9, 1934

Mr. Herbert G. Wenzell
c/o Mr. George D. Mason
409 Griswold Street
Detroit, Michigan

My dear Mr. Wenzell:

I have read with much interest your valuable contribution to the weekly bulletin of the Michigan Society of Architects, which appears in the August 7 number. It is very important that the subject matter of that paper be continually stressed.

In this office we sometimes feel that we are overstressing the importance of information concerning architectural registration, but through our correspondence we are constantly being reminded of the utter ignorance on the part of the profession in general concerning the purpose of architectural registration.

Sincerely yours,

N. C. A. R. BOARDS

E. S. Hall

Secretary-Treasurer.

To the Editor:

Just finished reading Wenzell article. It covers the ground better and clearer than any previous article I have seen.

I can agree with him on every point. Particularly the point, "No amount of publicity will help, unless the great bulk of the product is superior—so superior as to be worth the price." This the majority of architects cannot do or are not willing to do on small house work for the small fee and resultant small or no profit. I made quite a study of small house plans and services, at one time doing 90% of the house work designed by architects in Saginaw. While the work at the beginning was "superior," it did not take the "builders" long to copy all of the outstanding features, so that in a short time the "superiority" was not so noticeable and house work went to the aggressive builder who could offer a "financing scheme," "free plans" all of the special features of the "superior" architect. At a total cost apparently less than when architectural services were paid for. When volume was cut down I found it practically impossible to make much more than expense on small house work.

We now have men who are picking up work calling themselves designers and so signing the drawings. The enclosed card is a sample of offer of free architectural service by a chain lumber company.

The clipping I sent you in a previous letter also covers that point, I believe. (Sorry we did not get to your explanation of that clipping.)

I believe our local mills are still giving architectural advice free to those who will buy materials from them.

—Frederick Beckbissinger

ASSOCIATED TECHNICAL SOCIETIES OF DETROIT

W. P. THOMAS, Chairman; H. M. MERKER, Vice-Chairman; E. L. BRANDT, Secretary; W. B. STRATTON, Treasurer
 Detroit Section, American Society of Civil Engineers; Detroit Section, American Society of Mechanical Engineers; Detroit-Ann Arbor Section, American Institute of Electrical Engineers; American Institute of Chemical Engineers; Detroit Engineering Society; Detroit Section, American Chemical Society; Detroit Chapter, American Institute of Architects; American City Planning Institute; Detroit Section, Michigan Society of Architects; Detroit Chapter, The Society of Industrial Engineers; Swedish Engineers' Society of Detroit; Michigan Chapter, Illuminating Engineering Society; Detroit Section, American Welding Society; Michigan Patent Law Association; Michigan Section, Electrochemical Society; Polish Engineering Society; American Institute of Quantity Surveyors.

Edited by CLAIR W. DITCHY

478 Alexandrine Ave., W., Columbia 5320

FALL PROGRAM

Editor's Note: The Program Committee appointed by Chairman Thomas to coordinate the programs of the various societies for the coming year, has yet to hear from some of the societies. The committee will appreciate hearing from these societies at once so that a comprehensive calendar of meetings may be published shortly. In the meantime, because of the importance to Detroit of the coming Housing Conference, Chairman Thomas has asked that this issue be sent out.

Of interest to everyone, and especially all technical men, is the subject of "Housing." In this day of scientific adventure when so much has been discovered and accomplished in relieving mankind of the daily drudgeries, in providing the average man with ways and means for the enjoyment of his added leisure, of broadening his horizon and offering him greater safeguards for his health and happiness, that vital element of our civilization, the home, has been allowed to assimilate as best it could the gifts of science and to progress without the intelligent direction which its importance deserves. We speak, of course, of the homes of the rank and file.

Elsewhere in this issue you will find a program of the Housing Conference to be held in Detroit. This Conference is extremely important to Detroit. We all recognize that better housing should be available and that our slums should not be tolerated. We know of what good housing should consist. These European and American housing experts whom we are so fortunate to have visit us will answer our questions regarding the administrative problems which arise in a housing program and from their wealth of practical experience, they will tell us how these problems can be successfully solved and how a public housing program can be successfully developed.

That public housing is no longer a theory in America is witnessed by the following excerpts from a recent speech of Public Works Administrator Harold L. Ickes:

"At last the United States has started on a national program to eliminate slums and develop low-cost urban housing.

"It is only a beginning but it is a real beginning. That a theory is actually being translated into a fact today after years of discussion is evidenced by occupied low-cost housing projects financed by the Federal Public Works Administration. Thousands of workmen have been called back from idleness to build more low-cost housing projects now in the course of construction. And still more are being planned.

"We have had to hack our way through a labyrinth of theory, conflicting opinions, opposition,

legislation, and legal entanglements. It is my pleasure to report to you today that we are clearing all the hurdles. Construction has actually begun in New York, Philadelphia, Cleveland and St. Louis. Flying dirt and rising walls are testimony that any statement that the program has been abandoned is erroneous.

"While we are under way, please understand that I am not satisfied with the scope of our program. Our national welfare demands a much broader one. I believe it will eventually be greatly expanded, but before expansion we must reduce our present plans to actual brick and mortar.

"To talk about low-cost housing and slum clearance is one thing. To build low-cost housing and clear slums is quite a different proposition. In this enterprise, I propose to tolerate no false promises, to encourage no false hopes. I suggest to you to follow the same course. The Housing Division of the Public Works Administration has planned projects far ahead of those which have been officially announced but it is under strict injunction to promise nothing which it cannot deliver; to avoid making prophecies; to announce only actual results. Those who wish to aid this program in which we are all interested, should adopt the same policy.

"What this administration has already done toward making these United States a better place to live in for the average man and woman is amazing

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JACOB P. SUMERACKI

An impartial observer must concede that as a result of the change of administration—Federal, State and County—two years ago, there were brought forward to public office men of high caliber—business men for the most part, some standing head and shoulders above the former incumbents and the average politician.



Of such a type is Jacob P. Sumeracki. Treasurer of Wayne County, the largest county in the State and carrying practically one-half of the tax burdens of the State of Michigan. Mr. Sumeracki brought to the treasurer's office the experience of twenty years as a successful builder, subdivider and business executive. Over that period of time he was, and still is, president of the Michigan Land and Home Company, secretary-treasurer of the Northeastern Realty Company, Win-

chester Realty Corporation, and is interested in several large apartment and business buildings.

In the words of one high county official who has witnessed county administrations come and go over a period of thirty-five years, Mr. Sumeracki, in taking over the treasurer's job "inherited the wreckage of at least sixteen years." Due to the easy-going hit-or-miss methods of previous administrations, coupled with the economic situation of the past several years, delinquent taxes have reached the staggering total of forty million dollars. Today that total is lower by millions of dollars, and even the official just referred to, concedes that Mr. Sumeracki is "doing a good and thorough job."

By conscientiously applying to the office the same business principles and ethics which guided his private business affairs, Treasurer Sumeracki not only cut down the losses of previous administrations but collected in current taxes approximately ten per cent more than was accounted for in the previous year.

It is indeed significant to note how under Treasurer Sumeracki, tax collections have improved. The collection of current personal State and County taxes has reached the remarkable total of 92 per cent of the total levy. In contrast, only 77 per cent was collected during the similar period of

the previous administration by the preceding administration.

Furthermore, Mr. Sumeracki's administration has witnessed a reduction in the payroll of his department from \$404,543 to \$320,810.32, or a saving of \$83,732.68, not by a reduction of salaries, but by elimination of superfluous and unnecessary positions.

Right now his office is setting up a system, involving 800,000 individual accounts, whereby delinquent real estate taxes may be paid in ten annual installments. Through this method, state and county authorities agree, vast sums which have gone uncollected in past years will finally find their way into the county treasury and be available to finance the necessary functions of government.

Another problem that Treasurer Sumeracki met—and disposed of to his credit—was the disbursing of all CWA payroll checks during the early months of 1934. Suddenly notified of his appointment to the task, overnight Mr. Sumeracki gathered together a competent staff, obtained emergency quarters to house them, and pitched in to do a thorough job. In all, more than \$13,000,000 was delivered into the hands of the government workers—more than 1,000,000 individual checks. Not one check and not one penny were lost. The achievement brought Treasurer Sumeracki high praise from official Washington.

C. E. ALLEN

C. E. Allen, candidate for Wayne County Drain Commissioner on the Republican ticket, has been a resident of Detroit for the past ten years. He



is a graduate Civil Engineer from the University of Cincinnati and a Registered Civil Engineer in Michigan. He is also a member of the Detroit Engineering Society and of Judge John Faust Post of the American Legion.

Mr. Allen has had ten years of engineering experience in Detroit, having been structural engineer with the Detroit Building Department for seven years, and having maintained a private architectural and engineering

practice in Detroit in recent years.

The work done under the Drain Commissioner is entirely of an engineering character and should be carried out by a capable engineer. Mr. Allen is competent and efficient, and is interested in combining engineering efficiency with the greatest possible economy in office administration.

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even if it is more felt than seen. Social values are among the imponderables. Improving the social order is not like erecting a public building whose progress can be marked by the eye from day to day. We cannot measure inch by inch or yard by yard any social advance. We aspire to it, we work for it, we despair of it, and then all at once we realize that distinct progress has been made and that we are on the road to still further social achievements.

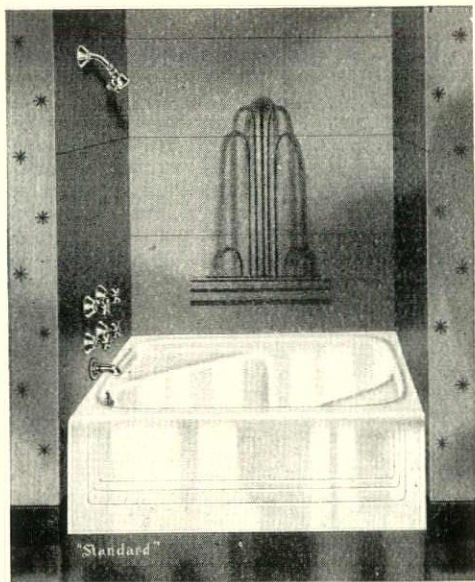
"One of our pressing and most important tasks in the establishment of this new social order is a revolutionary improvement in housing conditions in the United States. We want, and we must have, attractive low-cost housing for the lower-income groups. For the more gregarious portions of our population or for those whose conditions of employment require that they live in the more crowded areas, we must provide decent and livable apartments at rents within the reach of all. For those who more fortunately, it seems to me, can use and enjoy a separate dwelling with a little plot of ground, we must, where we can, provide homes adapted to their desire and to their ability to pay."

And this from Lewis Mumford:

"If we botch our buildings, crowd them together, or mistake their proper use, we cannot escape the results of our failure; if we plan them, order them, and design them with skill and love and sincerity, we shall, inevitably, participate in their triumph."

"What chance is there of serving Democracy, if the architect must devote himself to opulent monuments, shrines, stock-exchanges, mansions, and tombs, whilst the mass of people work in industrial slums, and are housed by jerry-builders, who extract in profit 'what the traffic will bear'?"

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HOUSING OFFICIALS

September 3—4—5—1934

The public is invited

There are no registration fees.

Monday, September 3rd

Entertainment and sight-seeing.
Inspection of Slum Areas inside the Boulevard.

Tuesday, September 4th

12:00 Noon:

Civic Luncheon—Book Cadillac Hotel.
Welcome—Honorable Chairman, Mayor Frank Couzens.
Presiding—Max Ramm, Pres. City Plan Com.
Detroit's Project—John W. Smith, President Common Council.

Object of the Conference—Dr. C. Stuart Wilson, Chairman of City Housing Commission.
Introduction of distinguished visiting guests.

MR. ERNEST J. BOHN

MR. ERNEST KAHN

MISS A. SAMUELS

MR. HENRY WRIGHT, F. A. I. A.

SIR RAYMOND UNWIN, F. R. I. B. A.

Five minute responses by the visiting guests except Mr. Ernest J. Bohn who will speak for fifteen minutes on: HISTORY OF THE HOUSING MOVEMENT IN AMERICA.

Sir Raymond Unwin who will speak for fifteen minutes on: WHAT DETROIT MAY EXPECT FROM A SLUM CLEARANCE AND REHABILITATION PROJECT.

2:30 P. M.

DISCUSSION CONFERENCE—Book - Cadillac
Presiding—Dr. S. J. Herman, Executive Director, Michigan Housing Association
Chairman—Professor Emil Lorch, Director College of Architecture University of Michigan.
Discussion Leader—Frank Cordner
ARCHITECTURE AND CITY PLANNING—Sir Raymond Unwin

DESIGN OF A HOUSING PROJECT—Henry Wright

SUBJECTS FOR GENERAL DISCUSSION:

Arrangement of Housing Units
Size of Family Units
Number of Units in Multiple Dwellings
Central vs. Individual Heating
Desirability of Basements
Fireproof or Fire-resisting Buildings
Should Units for Elderly Couples be Included?
Row Houses and Apartments

6:00 P. M.

(Michigan Housing Association Annual Dinner at the Wardell Hotel—\$1.00 per Plate)

8:15 P. M.

Popular Lecture Art Institute
Presiding—Walter H. Blucher, City Planner and Secretary City Plan Commission, Member Detroit Housing Commission, Member Executive Committee Michigan Housing Association.

Chairman—Judge Robert M. Toms
CITY PLANNING AND HOUSING—Sir Raymond Unwin

SOCIAL ASPECTS OF A HOUSING PROJECT—Miss A. Samuels

MODERN LOW-COST HOUSING—Ernest Kahn.

Wednesday, September 5th

9:00 A. M.

Conference Book-Cadillac Hotel
Presiding—Charles F. Weiler, Chairman Toledo Metropolitan Housing Authority.

Chairman—Fr. Frederic Siedenburgh, S. J. University of Detroit

MANAGEMENT OF A HOUSING PROJECT—Miss A. Samuels

POLICIES AND TECHNIQUE OF RELOCATION—Ernest Kahn

SUBJECTS FOR DISCUSSION: Leader—Professor Arthur Wood, Dept. of Sociology, University of Michigan.

Should project be a physically, socially, recreationally, commercially self-sustaining community.

Social and recreational activities.

Selection of tenants.

Methods of rent collection.

Regulations should be kept to minimum.

How to get rid of undesirable tenants.

Inspection of houses.

Community Activities.

Building Maintenance.

Housing during demolition and rebuilding.

Plans for future development of project.

2:30 P. M.

DISCUSSION CONFERENCE—Cranbrook Academy of Art.

Presiding—Eliel Saarinen

Chairman—Professor Harlow Whittemore, Dept. Landscape Architecture, University of Michigan.

SITE PLANNING IN RELATION TO CITY PLANNING—Sir Raymond Unwin

HISTORY OF SITE PLANNING IN AMERICA—Henry Wright

SUBJECTS FOR DISCUSSION:

Use of Existing Streets and Utilities.

Location and Design of Shopping Districts

Orientation of Buildings, Lights, etc.

Parks and Playgrounds, their sizes and disposition

Effect of Land Costs on Rent

Desirable Densities and Modifying Factors

Percentage of Land Coverage

Recreation Center Building

Followed by a tour of the grounds.

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BIRTHDAYS: Thomas W. Moss, Sept. 4; Barton D. Wood, Sept. 4.

ADVERTISEMENT

Sealed proposals for construction of Drainage Pump House, Gate Houses and Facings of Coagulation Basins for Springwells Filtration Plant will be received by the Board of Water Commissioners until 1:00 p. m. on Tuesday, September 11, 1934. Proposals shall be addressed to the Board of Water Commissioners, Water Board Building 735 Randolph Street, Detroit, Michigan, and endorsed "Proposal for Construction of Drainage Pump House, Gate Houses and Facing of Coagulation Basins."

Each proposal shall be accompanied by a certified check for Five Thousand Dollars (\$5,000.00), drawn payable to the Board of Water Commissioners of the City of Detroit, as security for acceptance of the contract.

This project is being financed, in part, by the Federal Emergency Administration of Public Works (PWA). All bidders will be required to sign and submit with their proposals a certificate of compliance with their applicable code of fair competition. This is form PWA-61 "Certificate of Compliance with NRA in Connection with PWA Projects." The bidder should also note carefully the "Labor Classification and Minimum Wage Schedule" and "Construction Regulations," which will form a part of the contract.

The Contract covers the construction of the complete superstructure of the Drainage Pump House which will be approximately 36½ feet long by 28 feet wide by 30 feet high, and the complete superstructure of two Sluice Gate Houses of about 29 feet long by 14½ feet wide by 21½ feet high each. The superstructures will be constructed of structural steel frameworks and concrete roofs, with curtain walls of hollow tile and salt glazed brick tile faced on the exterior with limestone.

The Contract also includes the construction of the Coagulation Basin and Mixing Chamber Facings which will be of limestone, with hollow tile and brick backing, approximately 9½ inches thick and consisting of about 100 feet of 11 foot, 507 feet of 9 foot, and 92 feet of 3 foot high facing including parapet and surmounted with an ornamental iron railing.

The Contract also includes the repair of an unloading Dock and Ramp to be about 15½ feet long by 13 feet wide by 15 feet high and consisting of a reinforced concrete slab supported by four reinforced concrete columns.

This Contract covers construction work, part of which was undertaken on another contract and not complete. The work to be done under this contract is fully explained in the contract documents.

The structures will be located on West Warren Avenue at Detroit Terminal Railroad, Dearborn, Michigan.

The Board of Water Commissioners reserves the right to accept any bid or reject any or all bids should it deem it to be to the best interest of the City of Detroit to do so.

Drawings, specifications and forms of proposal and contract may be secured at the office of the Board of Water Commissioners, Water Board Building, 735 Randolph Street, Detroit, Michigan, or at the Division of Engineering, 8300 West Warren Avenue, Dearborn, Michigan.

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Vol. 8

DETROIT, MICHIGAN, SEPTEMBER 11th, 1934

No. 37

RAYMOND HOOD AND DESIGN

Raymond Hood has passed on at fifty-two. At forty he was unknown except to those who, like him, were designers looking and working for the great opportunity. Competitions were numerous in those days and many were important. Hood was in almost every competition he could enter. Always he was in the old "Brickbuilder" competitions for Terra Cotta, where the evidence of the type of industrious, energetic Beaux Art draftsman was particularly noticeable. He worked hard. Then came the big opportunity and the "break."

It was he who won the Tribune Tower competition, and from obscurity he rose to be the "star" of a world which demanded and paid for ideas in architecture. He woke up the traditionalists in New York with daring experiments. He played up the advertising value of the brilliant idea in architectural design and with all of his experimentation, he was practical.

Architects' Luncheon

32nd Floor, Union Guardian Building
Private Dining Room
Southwest Vista

Tuesday, September 11th, 12:30 p. m.

Hood had the faculty of designing a building which would be talked about. It had advertising value. Its merits or demerits might be controversial yet his buildings always had the distinction of having a striking idea, well expressed.

A notable example of this quality is the American Radiator building in New York—a black building, gold flecked and gold crowned to suggest burning coal; this being the advertising feature. Besides this it is a perfect design of the tower structure type, well planned and complete in every detail.

In the twelve years of achievement he charted no particular course as to style as have Holabird

and Root and the designer of the Empire State building. Always he seems to have endeavored to express in his building the function and character through a striking idea for the purpose of publicity.

Hood's career, it seems to me, illustrates forcibly the value and importance of design. Hood was a designer in the real sense. Too often the architect is overseer, coordinator, promoter—anything indeed, but not the designer. Hood was draftsman and generalissimo. Too often again, everything except the thing itself, which is architecture, is stressed and the big idea is lost sight of.

The designer, presumably the man with the ideas, is inarticulate. Further he is circumscribed and overshadowed by those who stress business, promotion and engineering. The designer is oppressed with the labored and often useless, analyses, charts and graphs which give him statistical stomach-ache and are prepared often by men whose points of view are as antiquated as their antecedents. Y. M. C. A.'s, denominational churches, schools, colleges, etc., have had architectural bureaus, who guaranteed to solve almost any problem for economy and efficiency and were paid for half-baked, impractical plans without a spark of originality.

The trouble is in the conception of what constitutes design. Too often the designer is relegated to the function of "dressing up" the plans of the "practical man," whose layouts are supposedly considered from the standpoint of economy and efficiency. From the standpoint of plans they often are, but it is noticeable that plan economy does

(Continued on Page 3)

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 Edited By E. J. BRUNNER

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Awarding Authority

So serious a conflict impends between the intent of Article 7, Chapter 1 of the Code of Fair Competition for the Construction Industry and Explanation No. 1 released by the Construction Code Authority that until reconciliation is made that important part of the code is rendered partially ineffective.

The interpretation of the term "awarding authority" causes the trouble.

Article 7, dealing with competitive bidding practices is in the nature of things a category of "shalls" and "shall nots." The way it is written the "shalls" and the "shall nots" either apply to the bidder or to the awarding authority, and out of a total of twenty only four limit the bidder whereas sixteen limit the awarding authority. Therefore the term "awarding authority" becomes very important.

In the industry we commonly think of bidding practices as starting with the architect, continuing through the general contractor and down the line through the subs with many exceptions and ramifications. The architect is the fountainhead of practices, and the architect by definition in Article 2 of Chapter 1 is, as would naturally be expected, designated a member of the industry and hence is under the code.

As regards the "shalls" and the "shall nots" in Article 7, the obvious intent is that they start with the architect. For instance let us take Section 7 of Article 7 which is the most fundamentally important of the "shalls" and "shall nots." It reads as follows: "The awarding authority shall designate a specific hour and place for receiving competitive bids. All bids to be submitted by subcontractors shall be delivered to the contractor at least 24 hours prior to the time set for the receipt of the bid or said contractor by the awarding authority. Bids received after such time or from uninvited bidders shall be returned unopened. All bids shall be required to be signed by a duly authority representative of the bidder and enclosed in a sealed envelope on the outside of which shall appear its identification as a bid for the particular job."

The language is obvious. It mentions that the awarding authority shall designate a time and then goes on to say that the subcontractors bid shall be in to the general 24 hours before "the time set for receipt of said contractor by the awarding authority." Who in the industry commonly sets the time? It is and always has been the architect where an architect had any connection with a job.

By definition in the first section of Article 7 we find "awarding authority" as follows: "The term 'awarding authority' as used herein shall mean any member of the industry who may upon competitive bidding award contracts." And that is where the trouble starts.

The Construction Code Authority received the question, "Is an architect an awarding authority within the meaning of the code?"

The Code Authority ruled as follows: "The details of professional services to be rendered by an architect are clearly set out by the American Institute of Architects in Document No. 177. The ordinary and accepted service consists of the preparation of preliminary studies, working drawings, specifications, large scale and full size detail drawings, drafting of forms of proposals and contracts, issuance of certificates of payment, general administration of the business and supervision of the work, and the keeping of accounts. The limited character of the relationship of the architect with the contractor, as well as with the owner, as understood and accepted by the industry, is carefully portrayed in this document.

It is apparent from the foregoing discussion that the owner and not the architect is the awarding authority under the meaning of the Code."

By this ruling is destroyed all the application of Article 7 to anyone in the industry above the general contractor, because certainly if the owner is "the awarding authority," referred to in the code, he being not a part of the industry, is not amenable.

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IN MEMORIAM

Mr. Charles Kotting, Detroit architect, who died August 23rd, 1934, lived in retirement during the last five years owing to illness. This lovable man was well known to the older members of the profession because of the work done by his firm, Chittenden and Kotting. These architects designed the Detroit Boat Club, long one of the best designed buildings for a boating organization. Their residential architecture was also among the best produced in Michigan and was characterized by excellence of both exterior and interior treatment.

Mr. Kotting contributed much to the thoroughness of the architectural service for which his firm became known, the kind of service which is needed to maintain the status of the profession.

As treasurer and later as president of what was then the Michigan Chapter of the American Institute of Architects he also did much to uphold the ideals of the Institute, and as a member of its committees helped develop policies underlying many of the present activities of the Institute.

It is with great regret that we find it necessary to frequently chronicle the passing of valuable and highly esteemed members of our profession.

ANNOUNCEMENT

Mabel Neumeyer, who has had experience with Architects and the Building industry for a number of years, has opened a Public Stenographer's Office, on the fifth floor, 5 West Larned Street, Detroit. She will specialize in architectural specifications, etc. The telephone number is CADillac 4041.

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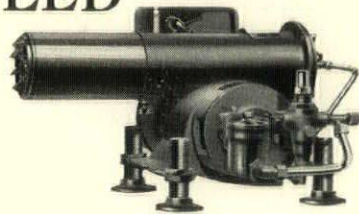
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ARCHITECTS' REPORTS

Bennett & Straight, 13526 Michigan Ave., Dearborn, OR. 7750.—Contract on alteration to Virginia Theatre let to Fred Yates. Virginia Lunch room, Hamilton between Seward and Virginia Park. Job under construction, owner sub letting plastering and roofing.

Burrows, Marcus R., 415 Brainard, TE. 1-6860.—Store alteration at 1620 Griswold. General contract let to O. W. Burke Co.

Conter, Earl L., 18970 Grand River. RE. 2714. Res. Rosedale Park, plans completed Aug. 27, Sub. figures being taken.

Crane, C. Howard, Inc., 112 Madison Ave., RA. 2750.—Bar room for Jacobs Co. in Olympia. Plans completed and bids to be taken about Sept. 10.

Des Rosiers, Arthur, 1414 Macabees Bldg., CO. 2178. Completing plans on St. Stanislaus Convent, Jackson, Mich. Plans due about Sept. 13.

Same.—Completing plans for St. Raphael's Parish Bldg., Garden City, Mich.

Dise J. Ivan, 2631 Woodward, CA. 4789. Working drawings on Iron Mountain P. O. being prepared.

Same.—General contract on Brossy Bldg. let to F. Korneffel Co.

Donaldson & Meir, 1601 Washington Blvd. Bldg., RA. 1446.—Bids on addition to St. Joseph's Mercy Hospital. Contracts not let yet.

Giffels & Vallet, Engineers, 606 Marquette Bldg., CA. 3353. Preparing plans for steel mill for Ford Motor Co., also building at Newberry Rd., River Rouge.

Harley & Ellington, 1507 Stroh Bldg., RA. 9030.—Stroh Brewing Co. 5 story fire proof structural steel and masonry stock house. 2 basements, glass enamel steel tanks, refrigeration and insulation. Size 120'x100'. Bids later.

Herman, Aloys Frank, 710 Owen Bldg., RA. 8788.—St. Joseph's Church, Tiffin, Ohio. Seats 900. All contracts placed with Tiffin, Ohio firms. Bids due Sept. 10.

Herman, Aloys, Frank, 710 Owen Bldg., RA. 877. Preparing sketches for Manresa Retreat, Bloomfield Hills.

Kahn, Albert, Inc., MA. 7200.—Preparing plans for Detroit Parcel Post Bldg., ready later.

Same.—People's Outfitting Co. addition let to O. W. Burke Co.

Krecki Norman, 1490 Holden, MA 2980. Garage for Arctic Products Co. General contract let to Atkin & Stock.

Lane-Davenport, Inc., 609 Donovan Bldg., CH. 6747.—Galein High School. 2 story brick, stone, steel construction. 120 x 95. 12 rooms, auditorium

and gymnasium. Ell shaped building. Plans ready Oct. 1.

Lane Davenport, Inc., 609 Donovan Bldg., CH. 6747. Sketches for Chesaning High School Addition, Chesaning, Michigan. Ready Sept. 15.

Sketches for Stoner School, Lansing, Michigan, ready Sept. 15.

Smith, Hinchman & Grylls, 809 Marquette Bldg., RA. 8825.—Reconditioning buildings at Woodward and Elliott for Mrs. W. R. Kales. Will start to take bids Sept. 10.

Tilds, Paul, 602 Hoffman Bldg., CA 2610. Prep. sketches for brewery, 135,000 bbls. per yr.

Wright, D. Allen, 133 West Grand Blvd., LA. 4572.—Residence in Bloomfield Hills, U shaped. Size 110' x 50'. Solid masonry, all partitions masonry, all floors reinforced concrete, tile roof, electric refrigeration, electric stove and air conditioned heating system. Preparing plans.

SIGNS ON WOODWARD AVENUE

We have been asked, together with other City Departments, to submit to the Common Council recommendations regarding the prohibition or control of projecting signs and marquee on newly-widened streets and particularly on Woodward Avenue.

A number of meetings have been held and various opinions have been expressed. Information has been sought from other cities. The Commission would like to receive from readers of "The Planner," their suggestions as to whether these projecting signs and marquee should be prohibited entirely, or whether they should be regulated, taxed or otherwise controlled.—The Planner.

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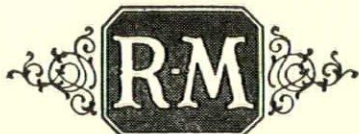
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ble and neither is the architect in his capacity as agent of the owner.

The situation thus brought about must be remedied because if we leave out the fountainhead of bidding practices, we shall not be able to remedy any of the ills we seek to remedy.

Just one instance to show the seriousness. Section 1 of Article 7 defines, "The term 'competitive bidding' as used herein shall mean the submission AT OR BEFORE A DEFINITE PREDETERMINED TIME of comparable proposals by two or more persons to an awarding authority..."

By this definition there is no competitive bid unless "a definite predetermined time is set. Section 7 of article 7 states, "the awarding authority shall designate a specific hour and place for receiving bids." Now if the awarding authority is the owner, there is no power in the code to prevent all bids from becoming non competitive by virtue of owners not setting a specific closing time.

It seems patent that the intent of the authors of the code was to consider the architect an awarding authority. In fact in Section 13 it provides expressly regarding how owner compliance may be secured which goes to prove that in preceding paragraphs it had thought of the architect and not the owner as being the awarding authority.

Having outlined the problem, what is the remedy? The following possibilities appear:

1. To retract explanation No. 1 and issue an explanation that the term "awarding authority" is used in a special sense in the code and that it specifically refers to the architect in his functions as and when the architect is concerned.

2. To substitute a term such as "bid taking authority" for the term awarding authority and defining "bid taking authority" in essence as follows: "The term bid taking authority" as used herein shall mean any member of the industry who upon his own responsibility or upon delegated responsibility from any party outside the construction industry takes bids for the purpose of making an award or for the purpose of someone outside the industry to make an award.

3. There is also the possibility that it would be prejudicial to the interests of the architect acting in his limited relations with the owner to tie him down to any provisions of the code in which case the remedy stated in Section 13 of Article 7 would be the only available remedy.

Of the three possibilities No. 3 would give the least satisfactory result and a careful study of the code will disclose that the interests of the architect would not be prejudiced by having him subject to the regulations of Article 7.

The first possibility, that of retracting Explanation No. 1 would be the easiest to accomplish, but in the long run would not be nearly so satisfactory as the second possibility enumerated for the reason that ambiguity would always remain to slow up effective enforcement.

RECOVERY ENEMY NUMBER I

The Louisville Courier Journal recently published a cartoon showing a frightened figure of a man, labeled "Taxpayer," walking along a dark street. Lurking in doorways, preparing to spring upon him, were a number of hold-up artists, named "Bureaucracy," "Waste," "Spoilsman," and "Political Expediency."

The cartoon is not at all far-fetched. So far as the average citizen is concerned, predatory taxation and officialism is Recovery Enemy Number I—no highwaymen ever lived who could equal their depredations. They take money that would otherwise be invested—and thus stifle purchasing power. They take money that would be spent for a thousand and one necessities and luxuries—and thus

keep our commerce and trade in the doldrums.

Today government—federal, state and local—taken about 30 per cent of the national income, and some authorities place the percentage much higher than that. In other words, at least 30 cents out of every dollar you earn is not yours to spend. A great percent.

RAYMOND HOOD AND DESIGN

(Continued from Page 1)

not always mean economy at all. Most certainly the entire conception of any architectural problem should be that of the designer if it would have the quality which distinguishes the best work. The idea of "dolling up" the skeleton places the designer in the position of an imbecile or a milliner.

Certainly if this condition exists there must be a reason. But that again is another problem which the designer-architect must solve for himself.

Hood's career illustrates too, the value of competitions in one respect, at least. Without the opportunity presented by the Tribune competition, Hood might still be unknown. It is also interesting to speculate on the result of the controversy as to the respective merits of Hood's and Saarinen's designs. Without a question if that competition had been judged a year later Saarinen's design would have won. In second place, his design had a wider influence than any other in determining the lines of the future skyscraper design. Hood and the jury were still on the conservative side. And Hood's design was antiquated before the building was built, while dozens of structures throughout the country betrayed the influence of Saarinen's virile, modern essay.

Hood's work is done, and in twelve years he has kindled the imagination of the public as to the possibilities of architecture as something intriguing, easily understood and above all progressive, in embracing every advance in the use of material and construction.

Herbert G. Wenzell

ANNOUNCEMENT

The Architectural Practice of Howard F. Young will be continued as HOWARD YOUNG'S ASSOCIATE ROBERT JANURA, ARCHITECT—Kalamazoo, Michigan, 844 W. Lovell St. Phone 6311 or 6912.

CORRECTION

In a recent issue of the Bulletin the address of the Acoustical Specialties and Contracting Co. was given as 2812 W. Grand Blvd. The correct address is 2842 W. Grand Blvd.

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CONSTRUCTION CODE AUTHORITY

EXPLANATION No. 8

Sub-Bids must be in physical possession of General Contractor twenty-four hours prior to time set by Awarding Authority for receipt of general contract bids.

An explanation is requested involving Section 7, Article VII of the Construction Industry Code, relative to whether bids must actually be in the physical possession of a General Contractor at least twenty-four hours prior to the time set for the receipt of bid by said contractor by the Awarding Authority.

Section 7 provides:

"The awarding authority shall designate a specific hour and place for receiving competitive bids. All bids to be submitted by sub-contractors shall be delivered to the contractor at least 24 hours prior to the time set for the receipt of the bid of said contractor by the awarding authority. Bids received after such time or from uninvited bidders shall be returned unopened. All bids shall be required to be signed by a duly authorized representative of the bidder and enclosed in a sealed envelope on the outside of which shall appear its identification as a bid for the particular job."

Section 7 requires that bids from sub-contractors must be in the physical possession of the General Contractor at least twenty-four hours prior to the time set for the receipt of the general contract bids by the awarding authority.

Dear Tal:

The first intimation of her possible appearance was in silhouette behind a chastely drawn shower curtain. A lovely silhouette it was, intriguing and beguiling.

Then, suddenly appearing in the Bulletin, she became a shade bolder, drawing the curtain aside, but still modest enough to turn her back, thus concealing her feminine charms. But still, her back was lovely, intriguing and beguiling.

With bated breath your subscribers awaited your next issue, hoping that she might have turned to look for a towel. True, she had turned, but just enough to be even more intriguing and beguiling.

When would she turn completely around? The air became charged with tenseness. Every architect in Michigan, and points east, west, north and south who regularly receive the Bulletin, not to mention the exchanges, eagerly watched for the next issue, many of them running to the corner on the following Monday to meet the postman, almost viciously grabbing the Bulletin from his hands and feverishly turning its trick folding to see if she had turned around to step out of the tub! A thousand hearts dropped with a dull, sickening thud. Between issues she had sneaked a backward glance to see if we were looking, then scampered away. She was gone. The cockeyed tub was empty.

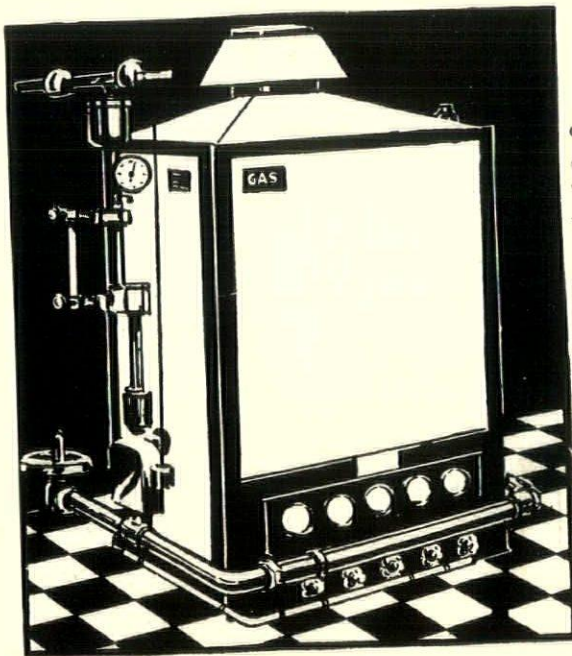
There it stood, like the little toy dog left by the barefoot boy, alone and forlorn, without even a tell-tale ring to remind us of her presence, of her lovely nude form, so intriguing and beguiling. What have you done with her? Did she oversleep after a too, too fatiguing week-end? Has she changed the day of her ablutions to Saturday? Or has she given up in disgust the idea of bathing obliquely?

True, the tub is still there, an empty reminder, all aglisten and shining with cleanliness. Not even the wet impression of a dainty and charming foot remains. Human interest is gone. Nothing is left but a prosaic page from a plebeian plumbers' catalog.

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Vol. 8

DETROIT, MICHIGAN, SEPTEMBER 18th, 1934

No. 38

OPPORTUNITY AND PERPLEXITY

In the popular phrase, the architects "can take it." "It," in ordinary parlance, might be an upper cut to the jaw, or a vicious jab below the belt. That one "can take it" implies that the recipient will in any case smile and obviously utter no complaint. Admirable heroism! Yet, when drawn out over too long a period, it no longer partakes of that virtue. The moral fibre begins to disintegrate. That it may not, it is important to face the facts.

In the field of modernization of commercial analysis of the architects' predicament at the present time. In the September issue of the "Octagon" President Russell of the Institute has made a statement which presents the case in its general phases. Yet the practical difficulties which face the architect as a professional man are not referred to.

The situation in general is briefly this: The Treasury Department in the future will handle all Federal projects, having reversed its decision to employ private architects, as of June, 1934.

Architects' Luncheon

32nd Floor, Union Guardian Building
Private Dining Room
Southwest Vista

Tuesday, September 18th, 12:30 p. m.

There is no prospect of large scale building construction of any kind by private capital—at least it is negligible, and such will doubtlessly be absorbed by a few large offices.

There will be little, if any, state or municipal projects beyond those already contemplated and contracted for.

This confines the work available over an indefinite period to low-cost housing and modernization. The average architect must then adjust himself to a class of work in which the remuneration is small, and where indeed it is required in addition that he must "sell" his services to a public whose psychology is as varied as it is incomprehensible and unpredictable.

Yet even this phase of the problem is simple compared to what seems not to occur to the optimist—and that is competition and wholesale resistance to entrance into this field by those who have previously monopolized it—by the speculative builder and the dealers in building supplies, and financing agencies. Even in the Housing Act there is no stipulation that a borrower shall employ an architect. There is further an obvious source of competition by organizations such as chain stores, gas companies and industrial concerns, which have found it expedient to build up architectural departments prepared to carry out work on a standardized system. It is also quite likely that low-cost

housing will be done on a large scale, and that a great amount of standardization and duplication will be resorted to. The result being the reduction of the actual architectural service required.

In the field of modernization of commercial structures another form of competition will be met—that of organizations supplying certain types of equipment. Many of these employ architectural men presumably qualified to render complete architectural service.

And again in the small field of alteration work a form of competition has developed which has probably never before been encountered. Detached from the highly trained organizations of general contractors and mason and carpenter organizations is a host of skilled foremen, perfectly competent to handle in a certain fashion a large volume of work under a certain form of agreement with an owner. He is able to work intelligently from drawings supplied often by architects for sums totally inadequate for the service performed.

The architect apparently, then, is being and will continue to be sidetracked, unless he faces his dilemma with the facts before him. The solution is simple.

Mr. Russell states, "If we are to continue in practice as architects, we must now discard some conceptions of what constitutes architectural practice." Had he said "professional practice," he would himself have led the way to the solution. For it is obvious that for the average architect to meet the competition which is everywhere evident in the fields of housing and modernization, he is compelled to adopt the methods demanded by his prospective business, and at certain points these methods must be at variance with the "Principles of Professional Practice." To meet the competition referred to, the architect must, in order to sell his professional service, deliver something besides that service, for the demand is not for the exceptional, nor is it for quality service (that phrase, I believe, is not understood). It is the service which is complete and looks to the pocketbook. This implies, of course, assistance in financing, guarantee of costs, and a specific form of selling. Basically these methods are contrary to professional practice,

(Continued on Page 5)

BUILDERS' AND TRADERS' EXCHANGE OF DETROIT

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Edited by E. J. Brunner

Housing Loans

Architects and contractors who are interested in trying to get some remodelling business will find that the loaning machinery set in operation by the National Housing Act is a real asset because the loans can be practically arranged and at a low financing charge to the recipient.

There has been so much confusion regarding the financing charges, that it is well first of all to get them clearly in mind, because either a contractor or an architect who has a wrong impression of these charges in his mind is of necessity handicapped in selling a possible client on the idea of "going ahead."

There is nothing complex about the terms imposed by the Act. The charge is five per cent discounted at the time of making the note. That is all there is to it.

For instance, one wishes to borrow \$100 payable in monthly installments over one year's time. He gives his note for \$100 and actually receives \$95. His twelve monthly payments are each one-twelfth of \$100 or \$8.33 $\frac{1}{3}$. Again—that is all there is to it.

Now you can sharpen your pencil and by doing some arithmetic you can arrive at some results as follows: For instance, you can say the borrower actually gets only \$95 but pays \$5 interest which makes the rate 5.26 per cent. Or you can go still farther and say that inasmuch as the payments are monthly the customer does not actually have the use of \$95 for a full year—he has on the average the use of only one-half of that amount for the full year and so it can be logically said that he pays at the rate of 9.17 per cent.

No one attempts to dispute such figuring. The Federal Housing Administration has published such figures itself. The big point for the architect and the contractor to observe is that some interests have published these figures in such a way that many people believe that out of each \$100 note the amount of \$9.17 is deducted at the start. That is not the case.

So far as the average borrower is concerned, it would be quite alright and proper for him to forget all about the mathematical computations. Let us analyze this point unbiasedly for the sole purpose of convincing ourselves that we actually do have something good to sell to our clients. Here goes:

Let me put myself in the position of one who borrows \$100 to be paid back in equal monthly installments over one year's time. I get the \$95 and pay it to a contractor who has done some kind of job on my home. Then at the end of the first

month I pay the first installment charge of \$8.33 and continue to pay until I have paid back the \$100. Now I have not felt any effect of paying approximately 9 per cent because in the case of each monthly installment I did not take the money from a funded reserve paying me 5 per cent. As a matter of fact if I had not paid on the installment plan, I might have saved each month toward the day of payment and most assuredly I could not have invested each such monthly saving so it would earn for me five per cent from the very day I deposited it until I took it out. In short words the customer of this plan will not have such a definite and precise and effective domestic financial set-up that he will be parted from a possible 9.17 per cent. He will simply borrow the \$100, have \$5 taken out in advance, and then pay back the \$100 on the installment plan.

As a matter of fact it is very hard to find any other set-up so advantageous to the borrower. Automobile finance companies and personal loaning agencies all have higher rates. In practically all cases the rates are markedly higher.

Therefore it is true that the architect and the contractor have an attractive financing plan to offer as an incentive to clients to do necessary repair and remodelling work at the present time. It is equally true that this opportunity has the obligation of "selling" attached to it. For in the last analysis this idea must be sold by persons who desire to build up their own business by doing such work.

Civic committees may hold conferences and banquets. Organizations may advertise in the papers and over the radio. The government through the Federal Housing Administration may flood the nation with pamphlets, but the man who MUST DO THE REAL GUIDING OF THE BUYER'S PEN TO THE DOTTED LINE is the man who for his own sake wants to sell a job—or buy a job (have it your own way). The breaks will come mostly to those men and firms who make a definite program of selling the idea of remodelling and repair, using the F. H. A. as a wonderful ally in making sales.

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Savings Bank Bldg., Woodward and Brady, let to W. S. Pocock Co.; electrical, Waring Electrical Co. Smith, Hinchman & Grylls, 809 Marquette Bldg., RA. 8825.—Contracts on building at Woodward and Elliott let to Kuehne Co., electric work; Harrigan & Read, plumbing and heating.

Same.—Contracts let on building, Orchestra Pl. and Woodward. Roofing and sheet metal, Charles Sexauer Roofing Co.; cleaning outside, Tobian Corp.; interior alteration bids taken Sept. 18.

Same.—Preparing plans for Hiram Walker, evaporator house, Peoria, Ill., 60x70, 3 stories concrete and brick construction.

Tilds, Paul, 602 Hoffman Bldg., CA 2610. Prep. sketches for brewery, 135,000 bbls. per yr.

Wright, D. Allen, 133 West Grand Blvd., LA. 4572.—Residence in Bloomfield Hills, U shaped. Size 110' x 50'. Solid masonry, all partitions masonry, all floors reinforced concrete, tile roof, electric refrigeration, electric stove and air conditioned heating system. Preparing plans.

OPPORTUNITY AND PERPLEXITY

(Continued from Page 1)

tice, yet it is difficult to see wherein the average architect can avoid violations unless he is willing to sell his service to others than the principal. Were it a requirement of our Codes that none but registered architects be employed to prepare plans and specifications for construction, the problem would be simple. But as it is, in the fields under consideration, architectural services are awarded to the lowest bidder, and in the transaction they are usually valued in proportion to their cost. This, by the way, is educating the public as to the value of architectural services with a vengeance!

In the bulletins issued by the N. H. A. devoted to publicity, borrowers are advised to consult an architect. Indeed there is some endeavor to make a slogan of the phrase. This is perhaps to the

architect a matter for congratulation. Advertising so generously broadcast, is encouraging, yet it presents another dilemma—for to the prospective clientele in question the name architect is so confused with the product of his service that the builder in this class and the advertiser of materials publish-

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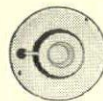
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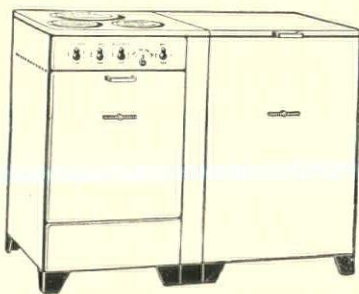
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ARCHITECTS' REPORTS

Bennett & Straight, 13526 Michigan Ave., Dearborn, OR. 7750.—Residence, 44x36, owner, Dr. Clark. General contract let to Loeffler & Johnson, Glendale Ave.

Same.—Bids taken on school building, 64x32, Harsen's Island. Bids due Sept. 19, 2:00 p. m. Fireproof construction, steel joists, composition roof. Board of Education No. 2 Clay Township.

Same.—Contracts let on Virginia Theatre. Steel, M. H. Wilkins; erection of steel, Argo Steel Construction Co.

Confer, Earl L., 18970 Grand River. RE. 2714. Res. Rosedale Park, plans completed Aug. 27, Sub. figures being taken.

Crane, C. Howard, Inc., 112 Madison Ave., RA. 2750.—Bar room for Jacobs Co. in Olympia. Plans completed and bids to be taken about Sept. 10.

Derrick, Robt. O., Inc., 35 Fl. Union Guardian Bldg., CA. 3175.—Alteration to residence for Howard Bingham, 56 Vendome Road, Grosse Pointe Farms. Bids due Sept. 18.

Des Rosiers, Arthur, 1414 Macabees Bldg., CO. 2178.—General contract on St. Raphael's Parish Building, Garden City, Mich., let to F. Heinke Co.

Same.—Plans for St. Stanislaus Convent due Sept. 13.

Dise J. Ivan, 2631 Woodward, CA. 4789. Working drawings on Iron Mountain P. O. being prepared.

Giffels & Vallet, Engineers, 606 Marquette Bldg., CA. 3353. Preparing plans for steel mill for Ford Motor Co., also building at Newberry Rd., River Rouge.

Harley & Ellington, 1507 Stroh Bldg., RA. 9030.—Stroh Brewing Co. 5 story fire proof structural steel and masonry stock house. 2 basements, glass enamel steel tanks, refrigeration and insulation. Size 120'x100'. Bids later.

Herman, Aloys Frank, 710 Owen Bldg., RA. 8788.—St. Joseph's Church, Tiffin, Ohio. Seats 900. Contract let to Hossler Bros., Tiffin, O.

Herman, Aloys Frank, 710 Owen Bldg., RA. 8788. Preparing sketches for Manresa Retreat, Bloomfield Hills.

Kahn, Albert, Inc., MA. 7200.—Preparing plans for Detroit Parcel Post Bldg., ready later.

Kuni, Wm. H., Inc., CA. 8550.—Work begun on brick veneer residence, Whittier Drive, Ypsilanti, Mich. Also Cape Cod College, Ypsilanti, Mich. Also residence, Oak Drive, Detroit. All to have air conditioned heat.

Same.—Contracts let on Alpena Court House. General contract, Weber Co., plumbing, heating and ventilating, Peter Eddy, Dearborn, Mich.; steel, Detroit Steel Products Co.; waterproofing, Western Waterproofing Co.; crushed stone, Thunder Bay Quarries, Alpena; aluminum work, A. W. Rollinson; acoustical treatment, Jno. Manville Corp.

Lane-Davenport, Inc., 609 Donovan Bldg., CH. 6747.—Galein High School. 2 story brick, stone,

steel construction. 120 x 95. 12 rooms, auditorium and gymnasium. Ell shaped building. Plans ready Oct. 1.

Lane Davenport, Inc., 609 Donovan Bldg., CH. 6747.—Working drawings for Chesaning High School addition, Chesaning, Mich. Ready Oct. 1.

Sketches for Stoner School, Lansing, Michigan, held up indefinitely.

Same.—Preparing plans for auditorium, Paw Paw, Mich., addition to school.

Same.—Preparing plans for City Hall, Benton Harbor, Mich.

O'Dell & Rowland, 90 Stimson, TE. 1-4060.—Working drawings for moving front of building, remodeling interior of building at S. E. corner of Woodward and Garfield. New offices, toilets, tile floors, redecorating, etc. Bids on invitation.

Phelps, Charles L., 829 Detroit Savings Bank Bldg., CA. 0306.—Contract on alteration to Detroit

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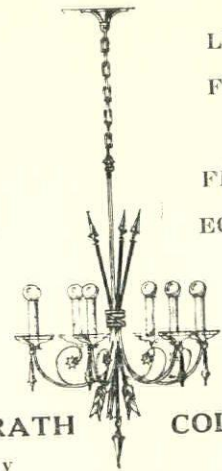
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PLANNING AND HOUSING

Detroit had a rare treat recently in the visit of Sir Raymond Unwin, internationally-known English town planner; Dr. Ernest Kahn, former manager of Frankfurt am Main, Germany housing project; Miss A. M. Samuel, head of the Housing Department of Babington, England; Mr. Henry Wright, Architect and designer of Radburn, N. J. model housing and Mr. Ernest Bohn, Cleveland, President of the National Association of Housing Officials.

Local papers have given an extensive account of all conferences beginning Tuesday with a luncheon at the Book-Cadillac, a popular lecture at the Art Institute that evening, with a most unique ending of a two-day conference by lunching as guests of our good Prof. Eiel Saarinen at Cranbrook, a conference on City Planning in the afternoon, followed by a tour of the Academy grounds.

Most of the conferences were well attended by architects of this vicinity and one feels sorry for those who missed the excellent talk on "City Planning and Housing" at the Art Institute by Sir Raymond, also the intimate discussion with Sir Raymond and Prof. Saarinen on "Site Planning in Relation to City Planning" at Cranbrook.

Since he was not prepared, of course, to solve our own immediate problems, his talks were based on actual experience together with the sound judgment of one with unlimited ability, Sir Raymond, a man of magnetic personality, painted the picture, "Build for the Future" so vividly before our eyes that Detroit should well heed his valuable suggestions.

"No housing should be done without proper planning," said Sir Raymond. By that he meant that it was not only a question of whether a project should be one, two or three stories high, but, "Is the site selected the proper place for a certain class of building? One should not house the working class in the heart of the city," he continued, "when they must go to their work at the outskirts, and, at the same time, make the office people of the city necessarily come in from the outskirts to their work."

"Don't mass everybody in one district," Dr. Kahn advocated. "Don't put more than 1200 families in one development, distribute them throughout the city."

Miss Samuel admitted that England had made some "staggering blunders" by which other nations might profit. "The London City Council," she said, "built an enormous number of 'brick boxes' immediately after the war and 17 per cent were vacant in 1927, although the housing shortage was still acute. Occupants preferred to return to the slums."

The whole conference seemed to have an underlying current that suggested comprehensive planning before anything is done.

This brings us back to the old story of a "Comprehensive Plan" which the Detroit Chapter has long advocated for the city.

No one doubts that something should be done with our present slum areas to rid it of its pitiable housing, its crime centers and practically no financial return from this area in taxes, but should we build anything on this site unless it is a part of a long-time planning scheme?

These sections, located so close to the heart of the city and paralleling one of our recent prosperous thoroughfares cannot be improved to solve its im-

mediate needs only, but we must look to what these sections will mean to us in the future.

If we rehouse the present inhabitants of these slum sections in very low cost housing, will this be a stop-gap to a development of what we might like to make an ideal city in the future?

We must realize that in attacking this new housing development we are entering upon a new field of activity wherein the whole city is vitally interested.

Imagine, if you will, that we are the artist's painting of a picture,—the picture when finished will be the ideal city. This housing project might be the first daub on the canvas and, in a sense, it establishes whether or not we obtain the support of the public for further development, and of greater importance, whether we will make a mess of the entire canvas or be able to paint a beautiful picture as the years gradually pass.

No group should be more interested and better qualified than the architectural profession to see that a comprehensive plan is brought to the attention of the City Council and the people at large, through the City Plan Commission in their efforts to plan properly and wisely.

Individual architects in the past have given many hours to this cause, but with the whole profession back of this movement much could be accomplished.

Let us not be daunted by our thwarted efforts but be ready and willing to do our part in this vital civic problem, discouraging anything that would tend towards deviating from an entire scheme of the whole city project.

It is our duty to take an active part in all civic affairs wherein the architectural profession is needed, and who, of all men, should be more concerned with proper planning than the architects?

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BIRTHDAY—Peter M. Hulsken, September 21st.

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ing photographs of work in which his products are used, are given the credit for supplying the service. Naturally this is to be expected because the architect does not advertise.

There can be nothing high-hat or high-brow in this business of soliciting commissions in the fields under consideration. Due to conditions, these fields are wide open to indiscriminate competition. They are the only fields open, and it is unfortunately a problem as to how the architect is to preserve the standards of his profession and still secure his proper share of the business.

The architect is qualified to prepare his plans and specifications, he is capable of making quantity surveys, he is able to estimate cost, he is competent to superintend and organize construction—certainly the sum of these services is 80% of the entire operation of delivering a completed project. There remains then the service of securing the loan, the guarantee of cost, and the assumption of certain guarantees in construction, before the entire "package" can be delivered to the owner. It is that entire package which owners in these fields demand. If the architect does not deliver it some other agency will, as they have been doing, and they profit greatly thereby.

HERBERT G. WENZELL

ARCHITECTS' PARTY DATE SETTLED

Members of A. I. A. and M. S. A. are invited by the Ann Arbor Society of Architects to attend a party for Architects September 28 at the Washtenaw Country Club. Activities will start at 1:30 P. M. and from then on. Golfers, bring your sticks. Dinner will be served at 6:30. Refreshments any time. After dinner there will be entertainment.

Let's have a good showing. The charge, including everything, is \$1.50. Save your organization the expense of extracting an answer from you by sending your reservation on a one cent post card to Arthur K. Hyde, 318 Woodward Boulevard Bldg. or by phone at MADison 1522. "Don't delay."

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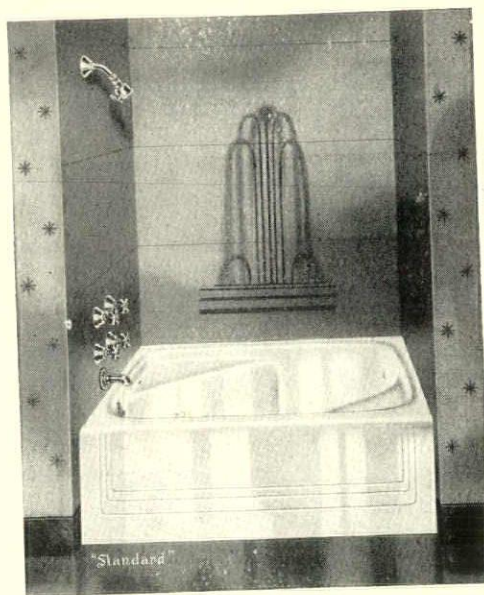


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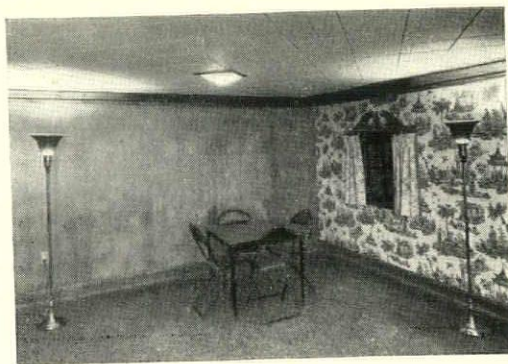
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Vol. 8

DETROIT, MICHIGAN, SEPTEMBER 25th, 1934

No. 39

THE DETROIT HOUSING PROJECT

By G. Frank Corder

A working basis for a partnership between the City of New York and the Federal Government to assure the City the benefits of low cost housing and slum clearance program has been recently proposed by Public Works Administrator Harold L. Ickes.

The proposed agreement enunciates basic principles for a low cost housing program and was authorized after extensive analysis of the local situation. The municipality would take over control when it is financially able to do so. In the interim, the Federal Government expects to assume financial responsibility. The allotment to that city is \$25,000,000.

the loan, payments starting approximately one year after completion of the project.

3. Interest on the loan will be at a rate not to exceed four percent (4%) per annum.

4. The City of New York, through its Housing Authority or otherwise, will put in various assets as equity, or compensating factors, as follows:

- (a) City owned property within the area of each project such as lots, old school sites, etc.
- (b) Streets and sewers and their maintenance.
- (c) Smaller areas (probably under three blocks on each project) derived from closing certain streets.
- (d) Maintenance of adequate schools and park areas adjacent to or near each housing development.

(Continued on Page 3)

Architects' Luncheon

32nd Floor, Union Guardian Building
Private Dining Room
Southwest Vista
Tuesday, September 25th, 12:30 p. m.

Because the New York setup is very similar to that of Detroit it is interesting to us here to note the items which Secretary Ickes has enumerated in his letter to Mayor LaGuardia as forming the basis for final negotiations. Each particular local housing project must be submitted to the P. W. A. for approval and New York City does not receive blanket authority to build anything or everything she might wish without that authority. The various items follow:

1. The Federal Government will acquire the land necessary for the project and permit its use by the Housing Authority for a consideration based upon the cost of the land, through a long term lease with option to purchase on the part of the Authority. A loan and grant (30% of the cost of labor and material) will be made to the Housing Authority to cover the cost of improvements, the loan to be evidenced by marketable first mortgage bonds.

2. Amortization on the loan may extend over a period of forty five (45) years from the date of

NOTICE

Don't forget the Architects' Party at Ann Arbor, Friday, September 28 at the Washtenaw Country Club between Ann Arbor and Ypsilanti. To avoid missing any of the fun be there at one o'clock or as soon thereafter as possible. Starting at about 1:30, those who bring their clubs can bag eighteen holes in time for dinner at 6:30. Throughout the interesting program which the Ann Arbor Society of Architects have provided there will be post prohibition refreshments, entertainment and prizes. The charge for all guests, including everything, will be \$1.50 a head. The clubhouse will be ours, exclusively, for the afternoon and evening. Send in your cards immediately saying you are going. We must notify Ann Arbor by Tuesday, September 25. Don't be too late.

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Edited by E. J. Brunner

The Scoreboard

The Architects and Builders and Traders golf outing at Brooklands, September 11 was numerically a slender affair, but it surely was corpulent in genuine good time and constructive get-together.

The weatherman fought hard to overturn our guaranteed good weather outings, and he all but succeeded because at one P. M. it was still raining and down in the big city where most of us were it looked black and impossible at the noon hour.

"Oh ye of little faith." Those who came had an absolutely perfect afternoon on the course. It was sunshine but not too brilliant. It was cool, but not a bit too cool. Never have we had more perfect weather.

As was published in former bulletins, we made it a Jess Stoddard outing on account of several coordinating facts, namely that he is our most consistent ex-president golfer, and that he has won the big trophy cup three times and is therefore the last donor of the cup to the outings inc.

The dinner was the most perfect occasion of its kind we have ever experienced in any of our outings. Every man in the crowd had his say and was listened to. Of course, some succeeded in being listened to longer than others.

Bill Seeley, golf manager, outdid himself, the first part of his speech being on the text of the Biblical quotation, "Oh ye of little faith" and the last part of it being about something else.

Jess Stoddard in making answer to some very laudatory remarks shot in his general direction made one of the finest speeches we have ever heard him make, and Jess can and does make a real speech. The author of this article also made a speech but it is terribly hard not to be able to report how good it was on account of an abiding sense of modesty. Carl Barry of the Allied delivered his masterpiece. We thought he was going to talk about the Direct Credit cult which has sprung up, but he refrained. C. E. Tackels of the S. S. Kresge Co. discussed thoroughly the five and ten situation while Tom Murray veered to the ten and five.

William C. Restrict of the Restrict Lumber Co., by virtue of shooting an 84 accompanied by a handicap, won the trophy cup and made a neat feat of acceptance after Larry Hume of the Peerless Portland Cement Company, the previous winner, excelled himself in the presentation.

You can see from all of this that the party was a success and shortly there will be announcement of the last roundup for this year.

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R. Bruny, Bruny Bros.	9 holes
Vic Vallet, Giffels & Vallet	Dinner
J. Calder	Dinner
E. J. Brunner, Builders' and Traders' Exch.	Dinner
FIRST FLIGHT—First prize, M. Ward; Second prize, Wm. F. Seeley; Third prize, Geo. Cruickshank.	
SECOND FLIGHT—First prize, C. S. Peterson;	

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City of Detroit Department of Water Supply

1. PROPOSAL

Sealed proposals for dredging in the area adjacent to the Detroit Water Works, including the removal of an Intake Pipe; and the restoration of and facing for the dikes of the Intake Lagoon at the Easterly end of Belle Isle, will be received by the Board of Water Commissioners of the City of Detroit until Tuesday, October 2nd, 1934, at 1:00 P. M., Eastern Standard Time. Proposals shall be addressed to the Board of Water Commissioners, Water Board Building, 735 Randolph Street, Detroit, Michigan, and endorsed "Proposal for Dredging Access Channel to Dock and Removal of Intake Pipe, Water Works Park; and Restoring and Facing the Dikes of the Intake Lagoon, Easterly end of Belle Isle."

2. CERTIFIED CHECK

Each proposal shall be accompanied by a certified check for Three Thousand Dollars (\$3000.00), drawn payable to the Board of Water Commissioners of the City of Detroit, to be forfeited to the Board as liquidated damages in case of failure on the part of the successful bidder to execute the contract and furnish satisfactory surety bonds within ten (10) days after acceptance of the proposal.

3. DESCRIPTION OF THE WORK

The work to be done under this contract consists of four subdivisions as follows:

- (1) Dredging approximately three thousand (3000) cubic yards of material from the river bottom adjacent to Water Works Park Dock.
- (2) Removal of approximately eight hundred (800) feet of six (6) foot diameter wrought iron pipe from the river bottom extending outward from Water Works Park.
- (3) Furnishing and placing on the dikes of the Intake Lagoon, located at the Easterly end of Belle Isle, approximately three thousand (3000) tons of stone riprap.
- (4) Furnishing and placing on the dikes of the Intake Lagoon, located at the Easterly end of Belle Isle, approximately six thousand five hundred (6500) tons of stone or precast concrete facing.

4. REJECTION OF BIDS

The Board of Water Commissioners of the City of Detroit, reserves the right to waive any informality in any bid; to accept any bid, or to reject any or all bids should it deem this to be for the best interest of the City of Detroit.

5. PLANS

Drawings, Specifications and forms of proposal and contract may be obtained at the office of the Board of Water Commissioners, Water Board Building, 735 Randolph Street, Detroit, Michigan; or at the office of the Engineering Division, Springwells Station, 8300 West Warren Avenue, Dearborn, Michigan.

6. THIS WORK A P.W.A. PROJECT

This project is being financed, in part, by the Federal Emergency Administration of Public

Works (P. W. A.). All bidders will be required to sign and submit with their proposals a certificate of compliance with their applicable code of fair competition. This is form P. W. A.-61 "Certificate of Compliance with N. R. A. in connection with P. W. A. Projects." The bidder should also note carefully the "Labor Classification and Minimum Wage Schedule" and "Construction Regulations," which will form a part of the contract.

THE BOARD OF WATER COMMISSIONERS OF THE CITY OF DETROIT

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and Chief Engineer.
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BIRTHDAY—Alger W. Luckham, September 25.

TO THE EDITOR

Knowing that the members of your society are interested in the Federal Housing Administration's Better Homes movement and right now particularly insofar as their activities relate to Modernization loans, we are giving you herewith for whatever publicity you wish to make of it in your publication, information relative to our Company's subsidiary the Heating and Plumbing Finance Corporation, which has been licensed to make modernization loans in conjunction with the National Housing Act:

"Heating and Plumbing Finance Corporation, division of American Radiator-Standard Sanitary Corporation, has been qualified by the Federal Housing Administration to handle heating and plumbing installations and repairs under the provisions of the National Housing Act.

"A home owner wishing to repair or modernize his home with new heating or plumbing, though not having funds to do it, may make application for loans ranging from \$100 to \$2,000. No down payment is necessary and the owner may have three years to pay.

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ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower, CA. 9260—Alteration on Majestic Bldg., Watson and Woodward. Bids taken, beginning Sept. 21.

Bennett & Straight, 13526 Michigan Ave., Dearborn, OR. 7750—School bldg., Harsens Island. Contract let to Parry and Lane, Pt. Huron.

Confer, Earl L., 18970 Grand River. RE. 2714. Res. Rosedale Park, plans completed Aug. 27. Bids completed.

Crane, C. Howard, Inc., 112 Madison Ave., RA. 2750.—Bar room for Jacobs Co. in Olympia. Plans completed and bids to be taken about Sept. 15.

Derrick, Robt. O., Inc., 35 Fl. Union Guardian Bldg., CA. 3175.—Alteration to residence for Howard Bingham, 56 Vendome Road, Grosse Pointe Farms. Bids closed.

Derrick, Robt. O., Inc., 35th fl. Union Guardian Bldg., CA. 3175.—Alt. to present garage for Wesson Seyburn. Trades involved: Carpentry, lathing, plas. ptg., decor., plbg. hg., el. wiring. Bids due Sept. 24, at 3 p. m.

Des Rosiers, Arthur, 1414 Macabees Bldg., CO. 2178.—Fred Henige Co., low bidder on St. Stanislaus Convent. Contract let Sept. 24th.

Dise J. Ivan, 2631 Woodward, CA. 4789. Working drawings on Iron Mountain P. O. being prepared.

Giffels & Vallet, Engineers, 606 Marquette Bldg., CA. 3353. Preparing plans for steel mill for Ford Motor Co., also building at Newberry Rd., River Rouge.

Herman, Aloys Frank, 710 Owen Bldg., RA. 8788. Preparing sketches for Manresa Retreat, Bloomfield Hills.

Kahn, Albert, Inc., MA. 7200.—Preparing plans for Detroit Parcel Post Bldg., ready later.

Kuni, Wm. H., Inc., CA. 8550.—Work begun on brick veneer residence, Whittier Drive, Ypsilanti, Mich. Also Cape Cod College, Ypsilanti, Mich. Also residence, Oak Drive, Detroit. All to have air conditioned heat.

Lane-Davenport, Inc., 609 Donovan Bldg., CH. 6747.—Galein High School. 2 story brick, stone, steel construction. 120 x 95. 12 rooms, auditorium and gymnasium. Ell shaped building. Plans ready Oct. 1.

Lane Davenport, Inc., 609 Donovan Bldg., CH. 6747.—Working drawings for Chesaning High School addition, Chesaning, Mich. Ready Oct. 1.

Same.—Preparing plans for auditorium, Paw Paw, Mich., addition to school, ready Oct. 15.

Same.—Preparing plans for City Hall, Benton Harbor, Mich., ready Oct. 15.

O'Dell & Rowland, 90 Stimson, TE. 1-4060.—Remodeling of building at S. E. corner of Woodward and Garfield. Contract let to F. Korneffel, Co.

Phelps, Charles L., 829 Detroit Savings Bank Bldg., CA. 0306.—Alteration to Detroit Savings Bank Bldg., Woodward and Brady.

Phelps, Chas. L., 829 Detroit Savings Bank Bldg.

CA. 0306—Contract on store let to Acme Cut Stone Co.; Marble, Wolverine Marble Co.; Steel Sash, Det. Steel Prod. Co.

Smith, Hinchman & Grylls, 809 Marquette Bldg., RA. 8825.—Building at Woodward and Elliott.

Same.—Preparing plans for Hiram Walker, evaporator house, Peoria, Ill., 60x70, 3 stories concrete and brick construction.

Same.—Reconditioning bldg at Woodward and Elliott. Bids by invitation.

Tilds, Paul, 602 Hoffman Bldg., CA 2610. Prep. sketches for brewery, 135,000 bbls. per yr.

Wright, D. Allen, 133 West Grand Blvd., LA. 4572.—Residence in Bloomfield Hills, U shaped. Size 110' x 50'. Work under construction. Masonry: Leo Billings.

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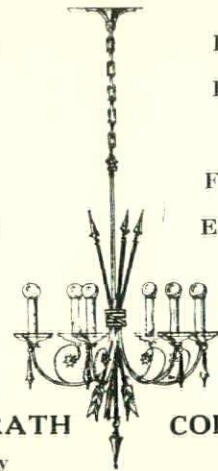
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Second prize, R. K. Westcott; Third prize, A. G. Ofenstein.

Golf balls were won by Larry Hume, H. H. Dickinson, Tom Murray, C. E. Schley, F. W. Ring, Joe Wallich.

THE DETROIT HOUSING PROJECT

(Continued from Page 1)

- (e) Other normal utilities such as street lighting, street cleaning, snow removal, fire protection and policing, etc.—also perhaps an adjustment on the water tax.
- (f) Cash at least sufficient to cover minimum administrative costs of the Housing Authority.
- (g) The above will be supplemented by the further compensating factor of tax exemptions on the improvements in addition to the land.

5. The Public Works Administration and the Housing Authority will exercise joint supervision and control of all matters, so that all details in connection with each project will be in all respects satisfactory to the Public Works Administration. The expenses of such supervision and control will be carried by the particular project.

6. The release of the \$25,000,000 fund in whole or in part is conditioned upon prompt and satisfactory action by the Housing Authority.

If these same conditions, or similar ones, are offered to the City of Detroit there is no doubt but what very materially reduced rentals can be effected. Extension of the amortizing period of the loan from the original figure of 33 years, to 45 years is of great help in that direction. The old interest rate set up by the PWA, i. e. 5% goes down to "not over four percent" and the hope is that it may go down to less than four. These two items are of very great significance in that they indicate the Federal Government has seen the discouraging problems which confronted the various cities and is attempting to assist them in their solution.

New York already offered tax exemption on the land used for low-cost housing projects; now the exemption is to extend to the improvements as well. In the original Detroit application, taxes took 20% of the income. Inversely, tax exemption would cut rents 20%.

It is confidently expected that Detroit's project is soon to get under way. Land accumulation is the difficult problem which has taken most of the time in preliminary preparations. When it has been gotten well in hand, it is expected that the next step will be the appointment of architects by Col. Horatio B. Hackett, General Manager of the P. W. E. H. C.

It is understood that upon completion of plans the bidding will be by the regular public bidding procedure or in the same manner as the post offices and other Federal buildings are bid upon.

The Housing Division of the PWA already has a Supervising Project Manager at work on the Detroit preliminaries in the person of Mr. W. R. Carman who has established offices in the old Customs Building in Detroit. Land matters are under Mr. Tudor Morsell, head of that division, with offices in Washington. For the City of Detroit, the City Housing Commission, with offices at 1709 Water Board Building, Detroit, has been functioning for a year or more.

Detroit seriously needs this project in more ways than one. After many months of endeavor, it begins to look as if we were soon to see the "dirt flying."

ELLINGTON HEADS HOUSING ASSOCIATION

Harold S. Ellington of Harley & Ellington, Architects and Engineers of Detroit, was elected president of the Michigan Housing Association at its annual meeting last week. Others were as follows:

Mrs. Carl B. Chamberlain, Maurice A. Enggass, Edgar B. Cooper, Charles A. Mayer and the Rev. Augustus P. Reccord, vice-presidents, and Roy B. Walborn, executive secretary and treasurer.

Members of the board of directors are, in addition to the officers, Joseph C. Armstrong, Henry E. Beyster, Walter H. Blucher, Fred M. Butzel, Frank Cody, G. Frank Cordner, Clare W. Ditchy, Rabbi Leo M. Franklin, D. D., Alton J. Hager, Mrs. J. Edwin Hancock, Dr. S. James Herman, James B. Jones, Prof. Emil Lorch, Charles B. Marks, Mrs. Malcom McKinnon, Henry Otis, George E. Phillips, Robert C. Restrict, A. H. Sarver, Mrs. John M. Seifert, Orla B. Taylor, Judge Robert M. Toms, Prof. Arthur E. Wood and James I. Weir.

PRODUCERS COUNCIL TO DISCUSS FHA.

Architects, engineers, general and sub-contractors of Michigan are invited to attend a dinner meeting of the Producers' Council Club of Michigan on the evening of October 5th, at Webster Hall, at which the provisions of the Federal Housing Administration will be explained.

Major Kelly, Assistant Housing Administrator of Michigan will provide a speaker to explain the details from the Governments angle.

The Michigan Bankers' Association will also furnish a speaker to give their attitude, as will the Federal Savings and Loan Association.

Each speaker will furnish information as to the benefits to be derived from the FHA by the building industry.

The dinner will be at 6:30 P.M., and the price will be \$1.25. Those who care to come at 8 P.M. will be charged 25c for refreshments.

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"The operation of this plan is very simple, the owner may deal with any responsible heating and plumbing contractor, first securing an estimated cost of the improvements, and after filling out a form provided by the Federal Housing Commission he submits it, either through the contractor or direct to Heating and Plumbing Finance Corporation, which may be done through the American Radiator Company office at 1344 Broadway, Detroit. When the work is completed the owner signs a statement to that effect, for the contractor, and contractor immediately receives payment from Heating and Plumbing Finance Corporation."

The above will give you the highlights and in addition you might be interested in knowing that our first loan was completed yesterday on a contract in the amount of \$1,000, which represented the installation of new heating equipment in a class C restaurant located on Forest Avenue. An interesting phase in connection with this particular loan was that the owner of the building proved to be delinquent in the amount of \$70.00 in his city taxes and upon learning that we could not accept application for any loans on property where taxes were delinquent, he immediately went to the City Treasurer's office and paid his taxes in full, returning to our office with a receipted bill, which it is necessary that we have before finally approving any modernization loans.

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ANNOUNCEMENT BY COLLEGE OF ARCHITECTURE, UNIVERSITY OF MICHIGAN

The 29th year of architectural, design, and art teaching begins at the University of Michigan on September 24, 1934. The College of Architecture offers four and five year programs and graduate instruction, leading to appropriate degrees, in architecture and including architectural design, history, and practice; housing, building construction and equipment. The University also offers instruction in city planning.

The four year courses in decorative design emphasizes interior decoration but is basic for all design fields including color, pattern, advertising, furniture and lighting fixtures, and design for the stage.

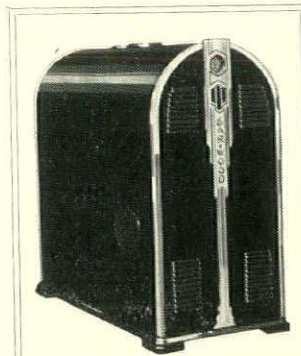
Art instruction is given in freehand drawing, water color and oil painting, pastel, etching, and modelling.

Those desiring further information should write to the College of Architecture, University of Michigan.

CANAL ZONE STAMP DESIGNED BY ARCHITECT

The new Canal Zone, 3-cent, Goethals memorial stamp, placed on sale August 15, was designed by Meade Bolton, Panama Canal Architect. As a basis for his design, Mr. Bolton used the photograph of General Goethals from which the official portrait painting now hanging in the rotunda of the administration building at Balboa Heights was made. Simple and effective lettering completes the design.

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